

Moultonborough Community Center

January 28th 2016

Settling the Question

What does the Legislative Body want us to do?

Timeline

- 2011 Blue Ribbon Commission report
- 2013 “Sense of the Meeting” vote to pursue Blue Ribbon recommendations
- 2014 Town Meeting appropriated \$17,500 for a site study
- 2014 Site study conducted
- 2014 UNH Feasibility Study
- 2014-15 Town review and recommendations
- 2015 Direction by Selectmen for Community Center Financial Study

Community Center Design Assumptions

A place where community members of all age groups can meet for social, educational, or recreational activities.

- Situated on Taylor/School Property site
- Operating Hours:
 - Open 7 days per week
 - Open most nights until 9pm
- Dedicated space for seniors/community functions
- Multigenerational users
- Commercial kitchen to accommodate:
 - Meals on Wheels
 - Other functions and events
- Program space
- Office/Administrative space

Community Center Design Assumptions

- Regulation size gym with walking area around perimeter
- Sufficient storage space
- Space for youth games
- Creative room
- Locker room/showers
- Reception area

Challenge: How to fit all these functions into one space

Community Center Utilization

- Senior Meals and Meals on Wheels: Every Monday through Thursday
- Lions Business & Dinner Meetings: 1st & 3rd Monday every month
- Moultonborough Women's Club: 1st Monday afternoon every month
- Bingo: Every Tuesday evening
- July 4th: Town picnic
- Boys Scouts: Wednesday evenings during school year
- Weight Watchers: Every Thursday afternoon from 4 to 6 p.m.
- Cub Scouts: Thursday evenings during school year
- Moultonborough Men's Breakfast: 3rd Friday every month
- Town of Moultonborough Summer Concerts
- Town of Moultonborough Annual Volunteer Picnic/Luncheon (last two years)
- Town and School District Meet the Candidates Night in Feb. or March

Community Center Utilization

- HOPE Auctions to benefit Local Food Pantries and Moultonborough United Methodist Church Outreach (2 annually)
- Moultonborough Women's Club (annual fundraisers)
- Moultonborough Historical Society (annual fundraisers)
- Cub Scouts Annual Blue & Gold Dinner and Pinewood Derby
- Boy Scouts Breakfast fundraisers
- Ice Racing Clubs annual banquet
- Elections

Additionally, numerous groups and individuals rent the facility (weddings, family reunion, special events)

Community Center Utilization

	Recreation
1	Youth Basketball
2	Youth Bball Tourney teams
3	Pickle Ball
4	Youth Volleyball
5	After - School Drop In
6	CATCH
7	Happy Campers - move to full day
8	RECKing Crew - move to full day
9	REC-Exploration
10	Teen Nights
11	Open Mic Nights
12	Halloween Party
13	Father - Daughter Dance
14	Teen Adventure - occassionally
15	Hot N Happy - occassionally

Community Center Utilization

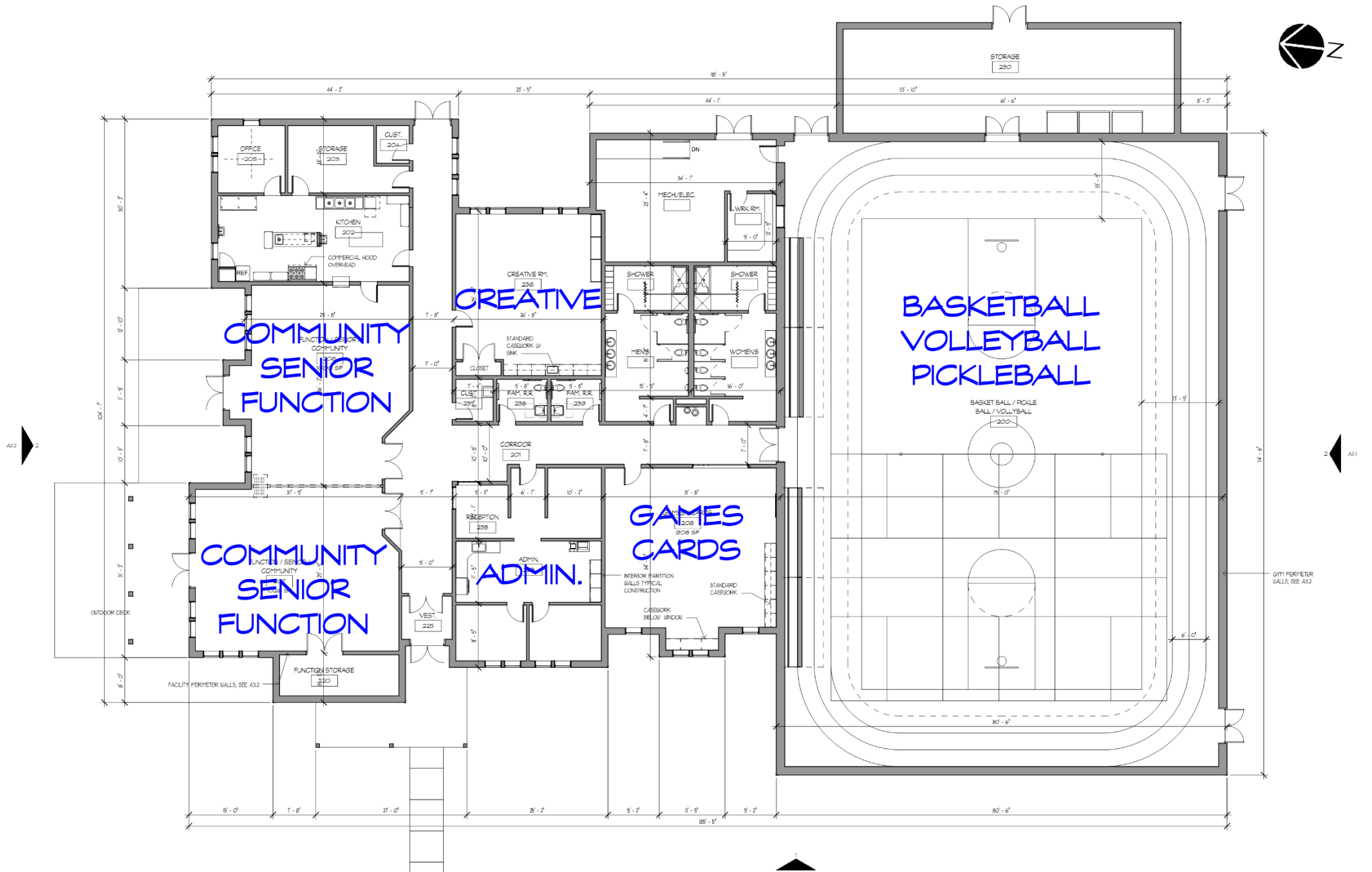
	Recreation
16	Track and Field - occassionally
17	Bridge Club
18	Mah Jong
19	Cub Scouts
20	Rentals
21	Indoor Option Concert Series
22	Theater Camp
23	Safe Sitter Classes
24	Youth Baseball Indoor practices
25	Basketball clinics
26	Early Release Day Camps
27	Vacation Camps
28	Hoopla
29	Holiday Open House
30	Staff Training
31	Volunteer Training

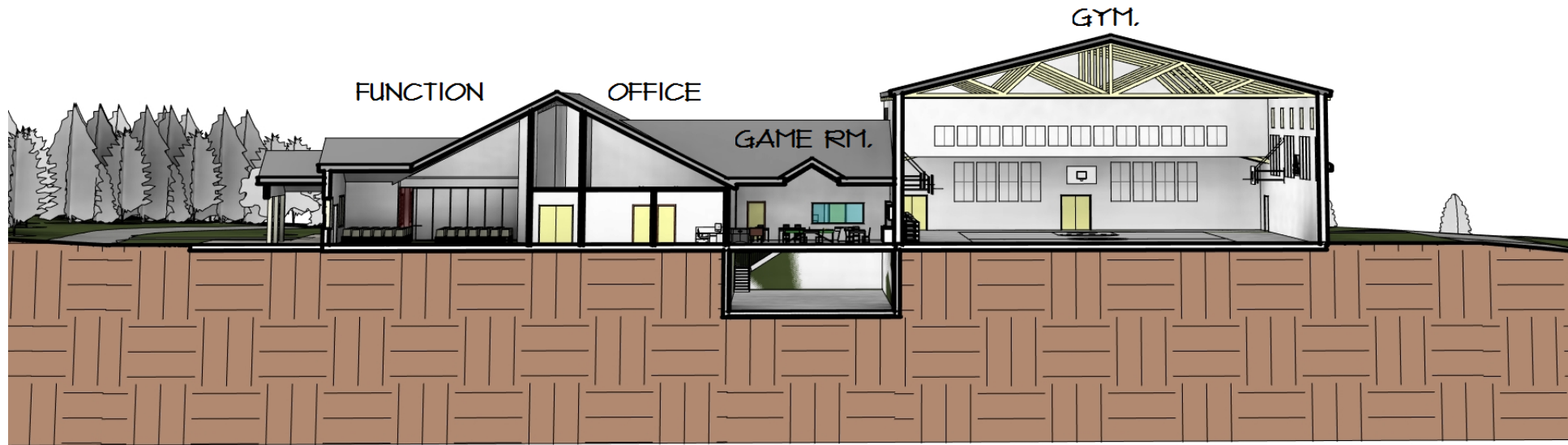
Financial Study- Construction Estimates

- CMK Architects, PA - Engaged in 2014 for site study.
Final Deliverable - Construction Cost Estimates.
- First required a conceptual design.
- With the direction of the BoS for a “ Community Center” a proposed concept was completed.
- Professional estimator engaged by CMK.
- Design Informational session January 21st
- Finally, tonight for second informational session.

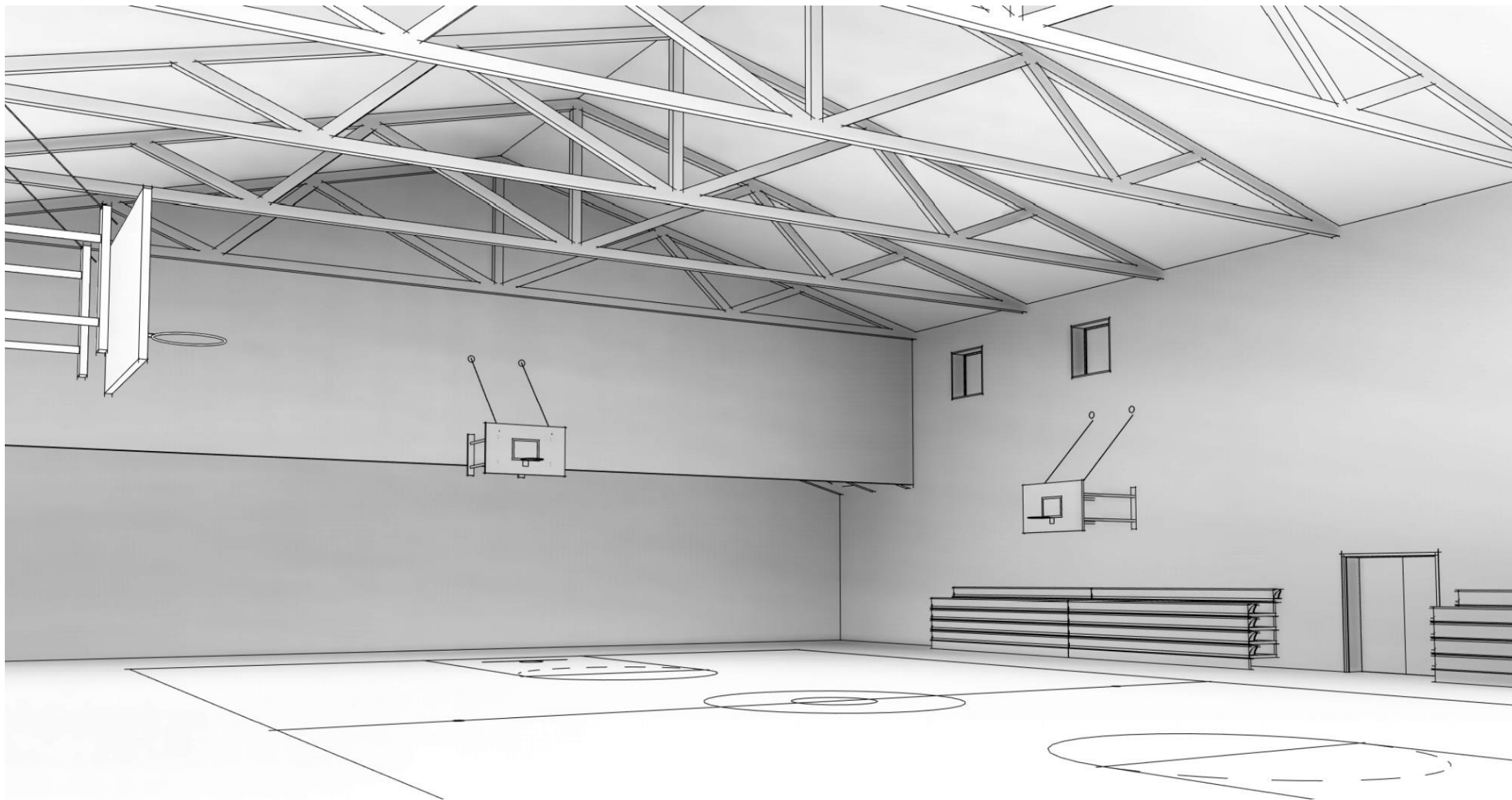
Conceptual Design

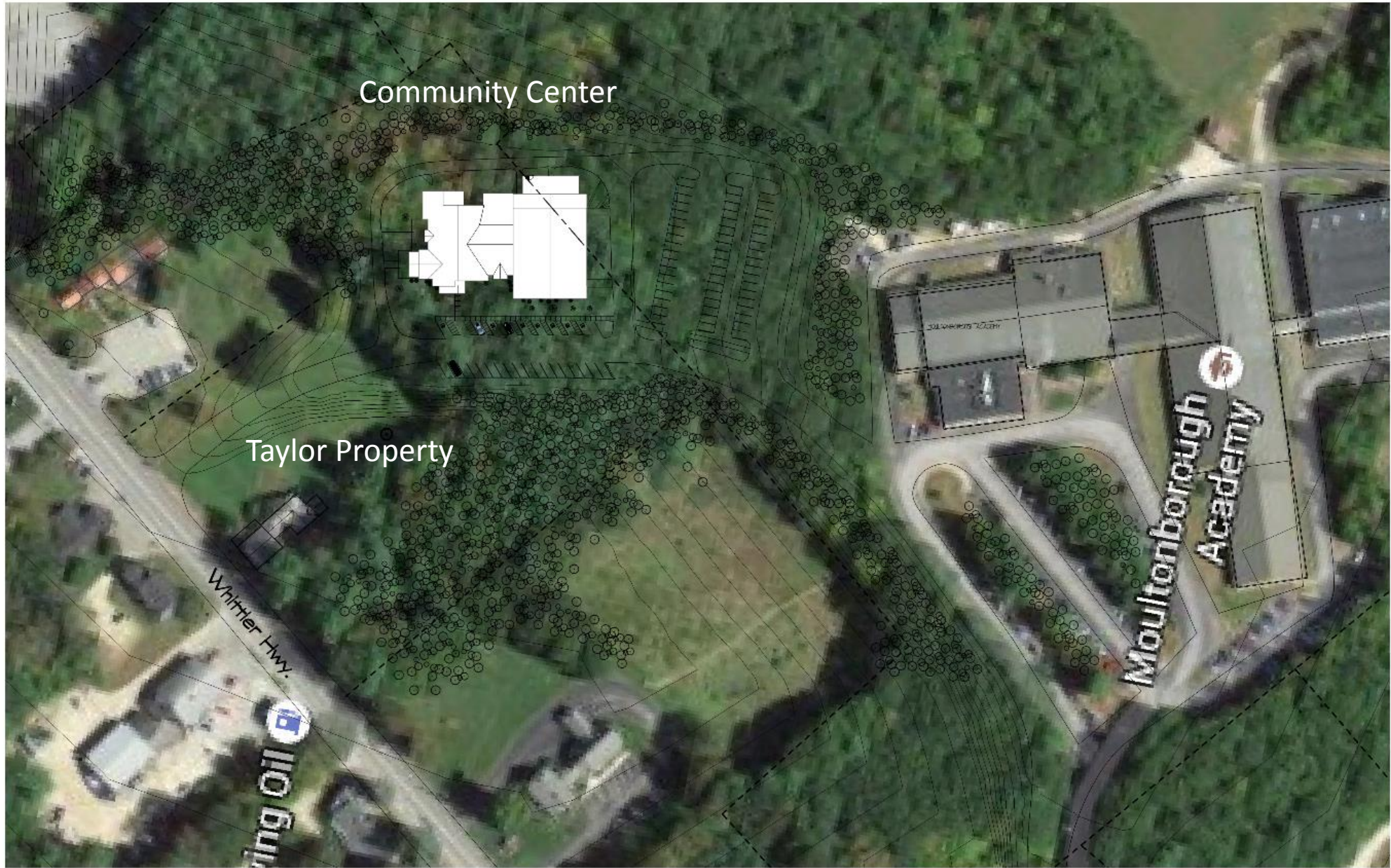
- Interior space designed to fit all the functions into the space
- Exterior is very conceptual - architecture and finish are open for discussion
- Proposed Community Center is about 50% on School and 50% on Taylor Property
- No plan or discussion to demolish Taylor property
- No plans for residual land on the Taylor property



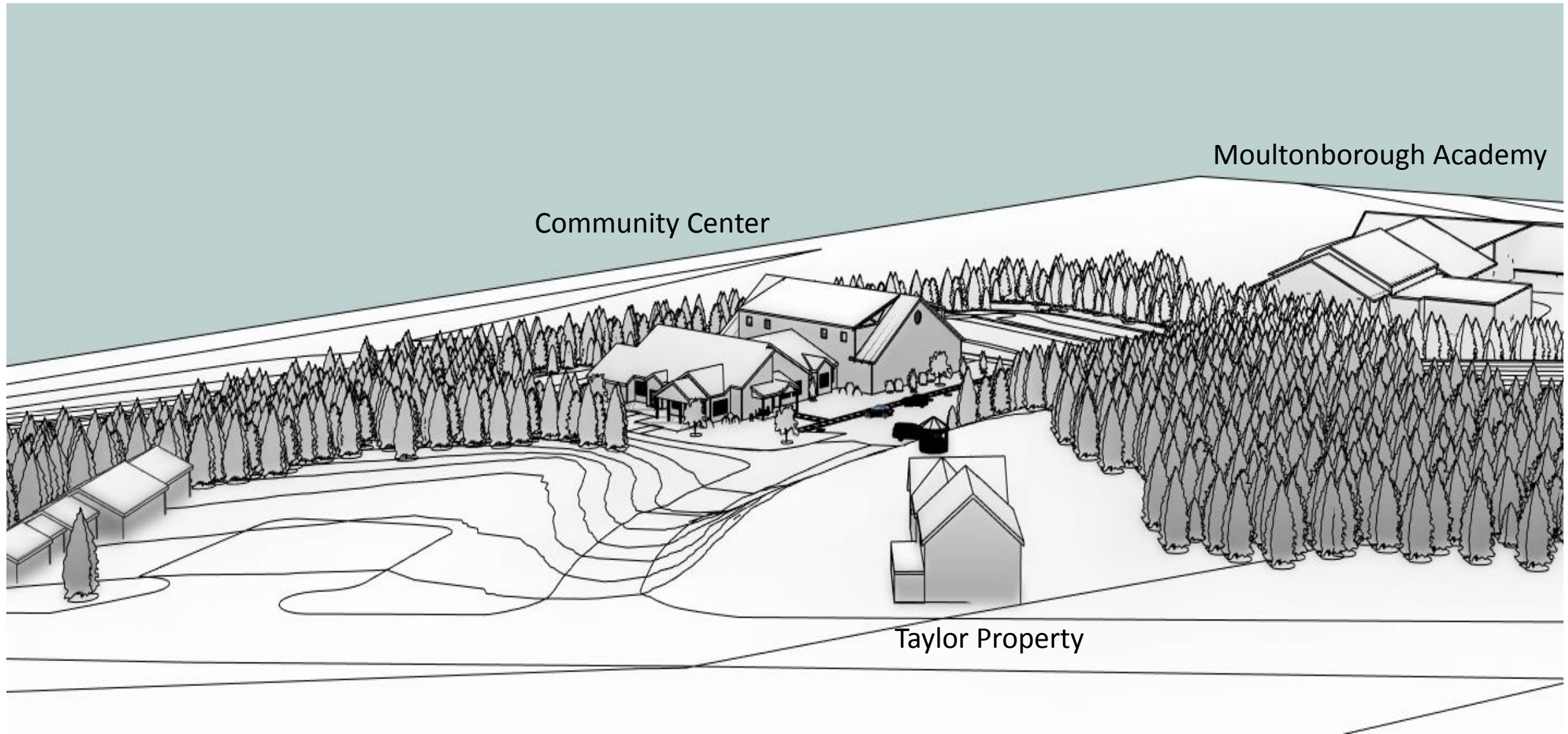




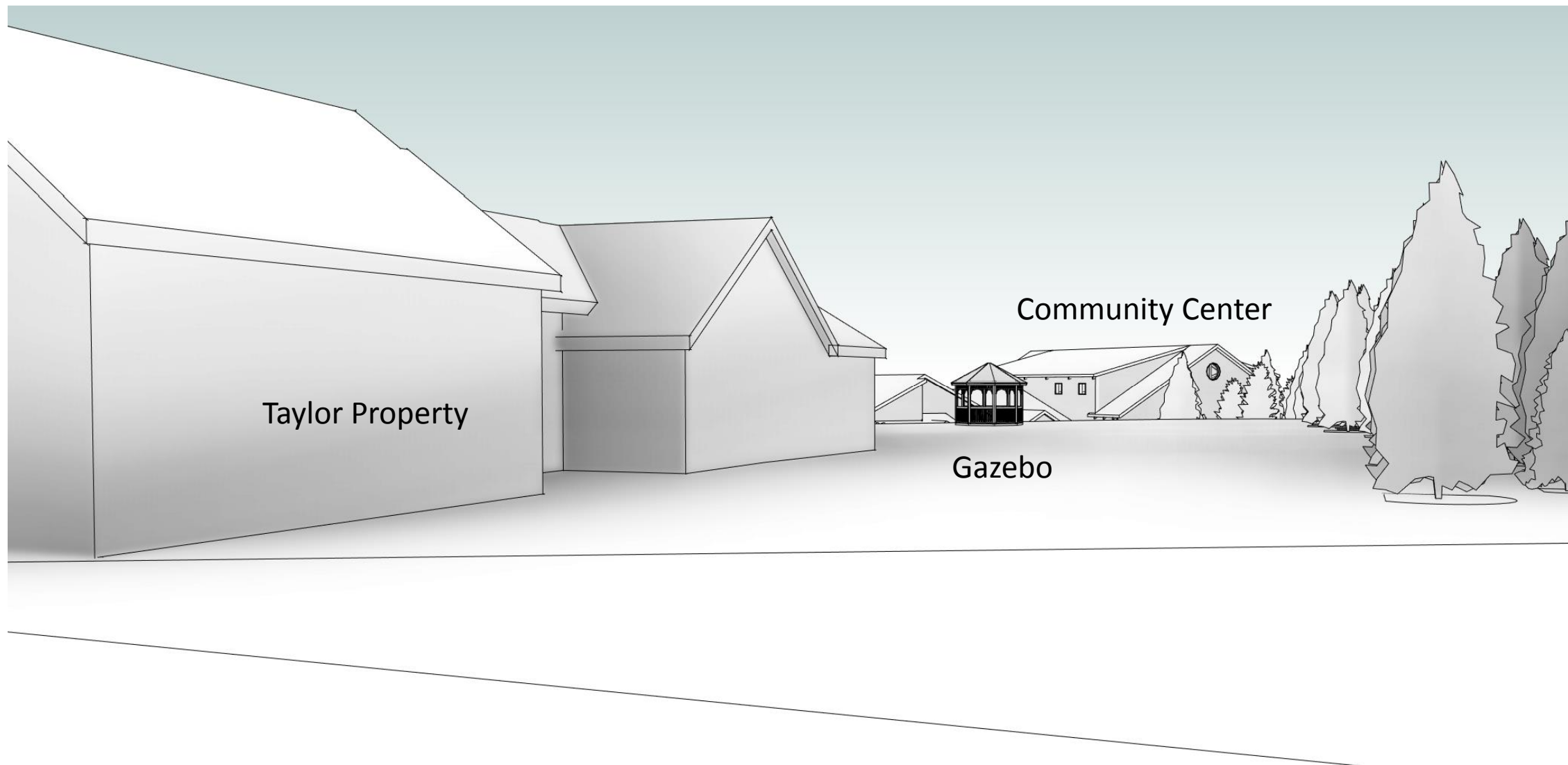


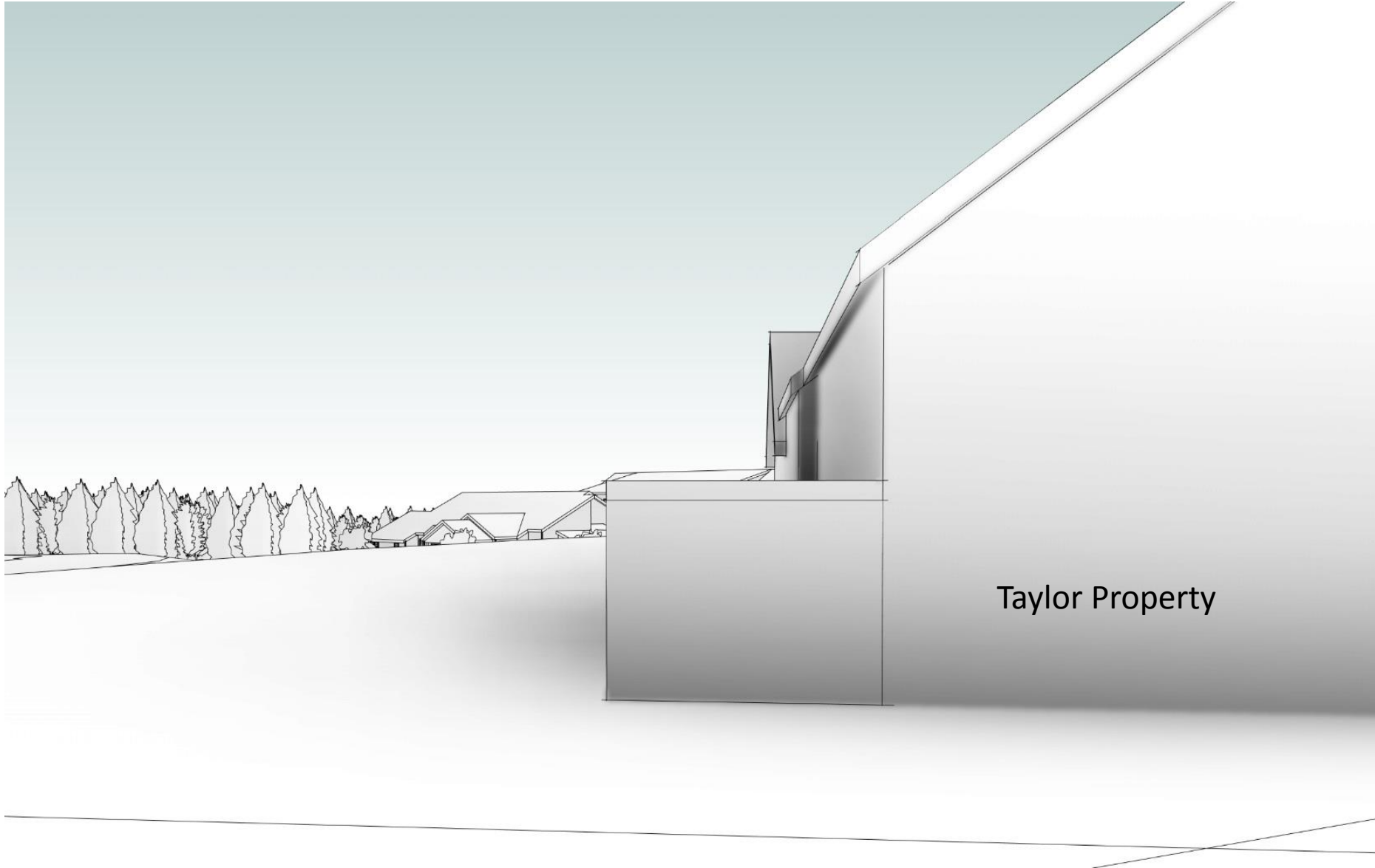


TITLE	SITE CONCEPT
DATE	2013.12.17
SCALE	1" = 50'-0"
PROJECT NO.	14.09
PROJECT	MOULTONBOROUGH COMM. CNTR.
LOCATION	MOULTONBOROUGH, NEW HAMPSHIRE



Aerial view from Rt. 25 down proposed access road



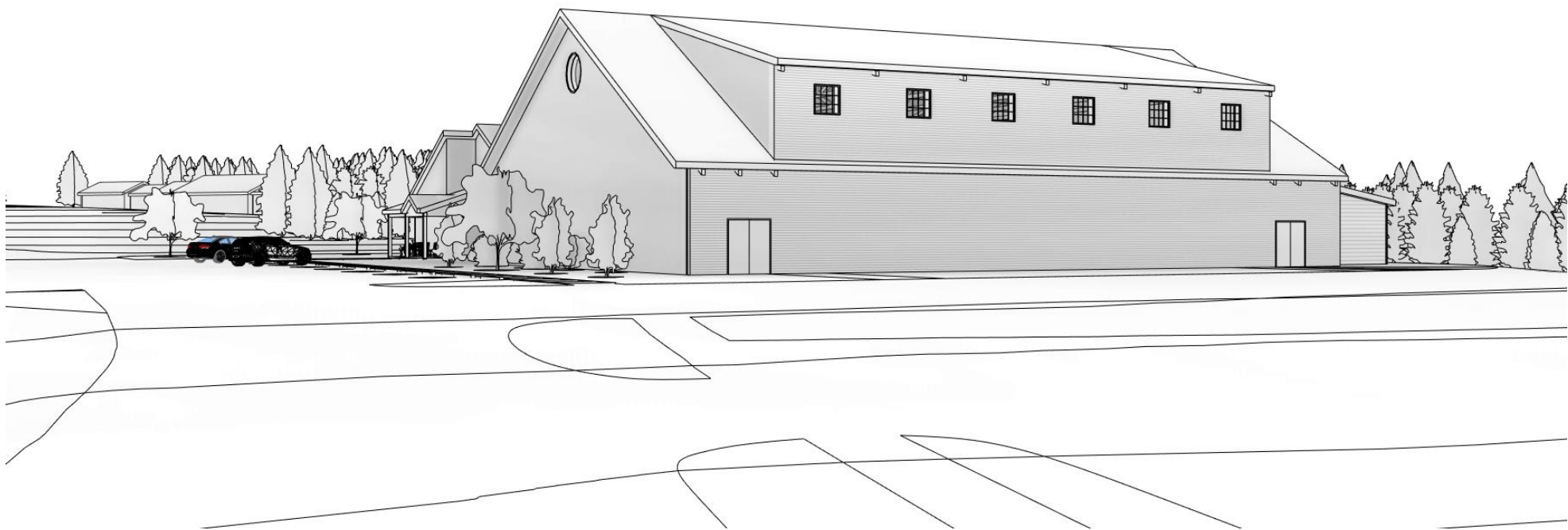




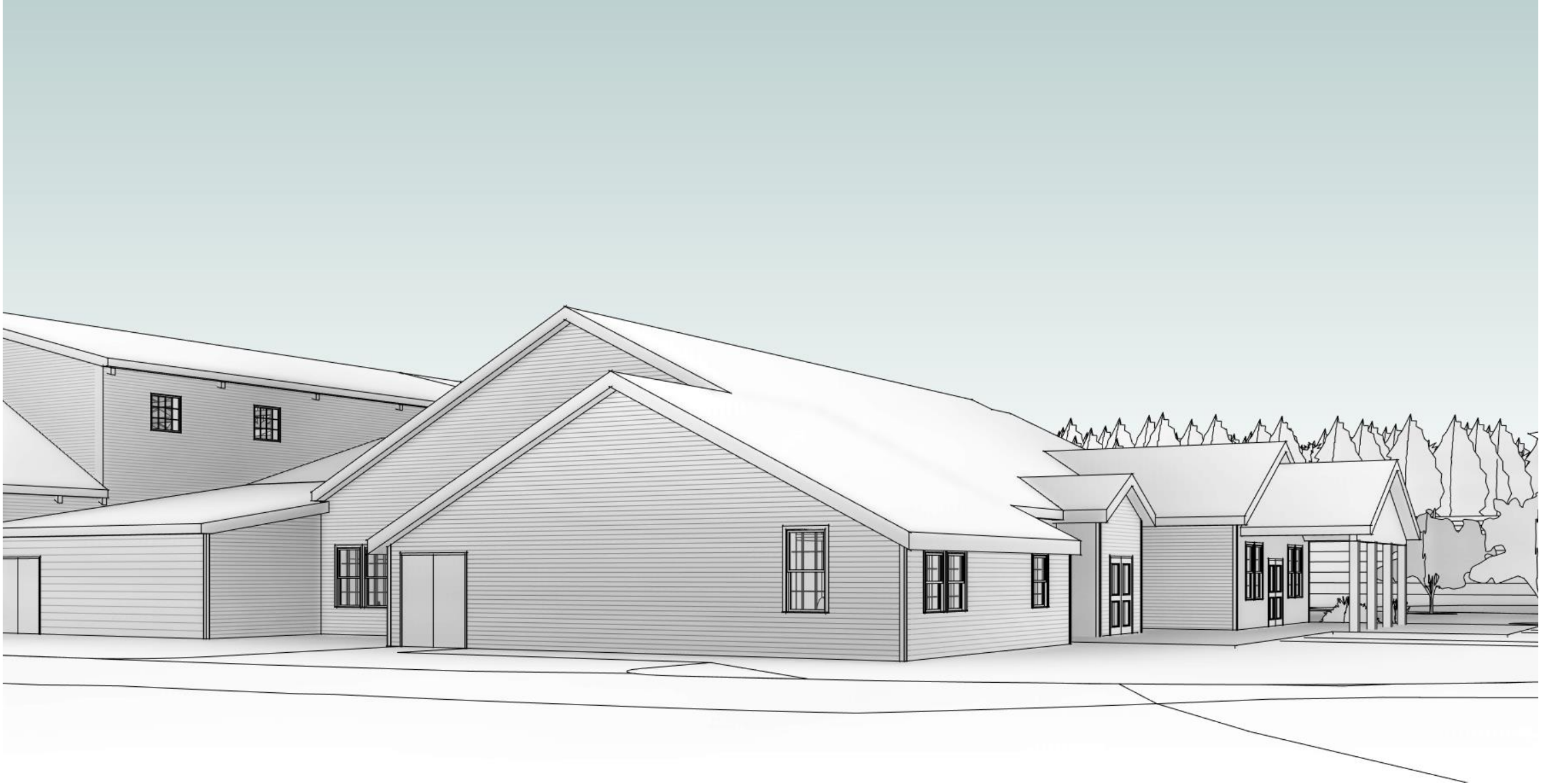












Construction Considerations

- Maintenance free exterior.
- Poured rubberized floor in gym.
- Test borings / site surveys etc. will determine final building configuration.
- Construction management decision if project goes forward.
- Construction duration approximately 40 weeks.

Adding it all up

- Building Portion of Project: \$4,314,771, or approximately \$215, per square foot @ 19,600 sf.
- *Site Work: \$1.5Million (Includes Paving/Road Construction, septic, well)
- Professional Architectural and Engineering fees: \$592,500

Project Total, excluding furniture, fixtures and equipment: \$6,491,001

* Expectation is that the final figure will be lower.

About Square Footage...

- Meredith Community Center is approx. 18,000 sq. feet or 1,600 square feet less than our proposed project but..
- Our proposal includes an 8 foot walking track around the gym which can be used simultaneously with most gym activities. Design requirement.
- Meredith “Activity Center” is $100 \times 60 = 6,000$ square feet.
- Proposed Moultonborough gym space is $114 \times 80 = 9,120$ square feet.
- Meredith advice: don't skimp on storage space, would have increased activity center space.

Bond

Special rules for Municipal Bonds:

- Bond hearing at least 15 days prior to Town Meeting.
- Requires 66.66% Yes votes to pass.
- Must be secret ballot vote.
- Secret ballot voting must be open for at least an hour after discussion.

Bond 10 Year Level Principal

DEBT YEAR	PERIOD ENDING	PRINCIPAL OUTSTANDING	PRINCIPAL	RATE	INTEREST	TOTAL PAYMENT	CALENDAR YEAR TOTAL PAYMENT	ASSESSED VALUATION	CY-EST. TAX RATE INC.
	02/15/17				\$94,158.75	\$94,158.75			
1	08/15/17	\$6,300,000.00	\$630,000.00	2.550%	80,325.00	710,325.00	\$804,483.75	\$2,734,134,686	0.29
	02/15/18				72,292.50	72,292.50			
2	08/15/18	5,670,000.00	630,000.00	2.550%	72,292.50	702,292.50	774,585.00	2,734,134,686	0.28
	02/15/19				64,260.00	64,260.00			
3	08/15/19	5,040,000.00	630,000.00	2.550%	64,260.00	694,260.00	758,520.00	2,734,134,686	0.28
	02/15/20				56,227.50	56,227.50			
4	08/15/20	4,410,000.00	630,000.00	2.550%	56,227.50	686,227.50	742,455.00	2,734,134,686	0.27
	02/15/21				48,195.00	48,195.00			
5	08/15/21	3,780,000.00	630,000.00	2.550%	48,195.00	678,195.00	726,390.00	2,734,134,686	0.27
	02/15/22				40,162.50	40,162.50			
6	08/15/22	3,150,000.00	630,000.00	2.550%	40,162.50	670,162.50	710,325.00	2,734,134,686	0.26
	02/15/23				32,130.00	32,130.00			
7	08/15/23	2,520,000.00	630,000.00	2.550%	32,130.00	662,130.00	694,260.00	2,734,134,686	0.25
	02/15/24				24,097.50	24,097.50			
8	08/15/24	1,890,000.00	630,000.00	2.550%	24,097.50	654,097.50	678,195.00	2,734,134,686	0.25
	02/15/25				16,065.00	16,065.00			
9	08/15/25	1,260,000.00	630,000.00	2.550%	16,065.00	646,065.00	662,130.00	2,734,134,686	0.24
	02/15/26				8,032.50	8,032.50			
10	08/15/26	630,000.00	630,000.00	2.550%	8,032.50	638,032.50	646,065.00	2,734,134,686	0.24
			=====		=====	=====	=====		
	TOTALS		\$6,300,000.00		\$897,408.75	\$7,197,408.75	\$7,197,408.75		

Bond 15 Year Level Principal

DEBT YEAR	PERIOD ENDING	PRINCIPAL OUTSTANDING	PRINCIPAL	RATE	INTEREST	TOTAL PAYMENT	CALENDAR YEAR TOTAL PAYMENT	ASSESSED VALUATION	CY-EST. TAX RATE INC.
	02/15/17				\$103,390.00	\$103,390.00			
1	08/15/17	\$6,300,000.00	\$420,000.00	2.800%	88,200.00	508,200.00	\$611,590.00	2,734,134,686	0.22
	02/15/18				82,320.00	82,320.00			
2	08/15/18	5,880,000.00	420,000.00	2.800%	82,320.00	502,320.00	584,640.00	2,734,134,686	0.21
	02/15/19				76,440.00	76,440.00			
3	08/15/19	5,460,000.00	420,000.00	2.800%	76,440.00	496,440.00	572,880.00	2,734,134,686	0.21
	02/15/20				70,560.00	70,560.00			
4	08/15/20	5,040,000.00	420,000.00	2.800%	70,560.00	490,560.00	561,120.00	2,734,134,686	0.21
	02/15/21				64,680.00	64,680.00			
5	08/15/21	4,620,000.00	420,000.00	2.800%	64,680.00	484,680.00	549,360.00	2,734,134,686	0.20
	02/15/22				58,800.00	58,800.00			
6	08/15/22	4,200,000.00	420,000.00	2.800%	58,800.00	478,800.00	537,600.00	2,734,134,686	0.20
	02/15/23				52,920.00	52,920.00			
7	08/15/23	3,780,000.00	420,000.00	2.800%	52,920.00	472,920.00	525,840.00	2,734,134,686	0.19
	02/15/24				47,040.00	47,040.00			
8	08/15/24	3,360,000.00	420,000.00	2.800%	47,040.00	467,040.00	514,080.00	2,734,134,686	0.19
	02/15/25				41,160.00	41,160.00			
9	08/15/25	2,940,000.00	420,000.00	2.800%	41,160.00	461,160.00	502,320.00	2,734,134,686	0.18
	02/15/26				35,280.00	35,280.00			
10	08/15/26	2,520,000.00	420,000.00	2.800%	35,280.00	455,280.00	490,560.00	2,734,134,686	0.18
	02/15/27				29,400.00	29,400.00			
11	08/15/27	2,100,000.00	420,000.00	2.800%	29,400.00	449,400.00	478,800.00	2,734,134,686	0.18
	02/15/28				23,520.00	23,520.00			
12	08/15/28	1,680,000.00	420,000.00	2.800%	23,520.00	443,520.00	467,040.00	2,734,134,686	0.17
	02/15/29				17,640.00	17,640.00			
13	08/15/29	1,260,000.00	420,000.00	2.800%	17,640.00	437,640.00	455,280.00	2,734,134,686	0.17
	02/15/30				11,760.00	11,760.00			
14	08/15/30	840,000.00	420,000.00	2.800%	11,760.00	431,760.00	443,520.00	2,734,134,686	0.16
	02/15/31				5,880.00	5,880.00			
15	08/15/31	420,000.00	420,000.00	2.800%	5,880.00	425,880.00	431,760.00	2,734,134,686	0.16
TOTALS			\$6,300,000.00		\$1,426,390.00	\$7,726,390.00	\$7,726,390.00		

Bond Comparison

	Total Interest	Total Payment	Impact to Tax Rate
10 Year Bond	\$897,408.75	\$7,197,408.75	29-24 Cents Annually
15 Year Bond	\$1,426,390.00	\$7,726,390.00	21-16 Cents Annually
	Difference	\$528,981.25	

10 Year Bond: Higher annual payments (\$804K- \$646K)

15 Year Bond : Lower annual payments (\$611K- \$432K) but additional \$529K interest

Effective Tax Rate Impact

School Bond Retires in 2018 : **Net tax levy \$731,000**

- 10 Year Bond: Average of \$720K Annually **(\$804K-\$646K)**

	Annual Increase in Property Tax \$300K Home	Effect of School Bond Retirement on Annual Property Tax \$300K Home
Year 1	\$87.00	\$21.17
Year 2	\$84.00	\$12.32
Year 3	\$84.00	\$7.84
Year 4	\$81.00	\$2.97
Year 5	\$81.00	-\$1.35
Year 6	\$78.00	-\$5.46
Year 7	\$75.00	-\$9.25
Year 8	\$75.00	-\$13.25
Year 9	\$72.00	-\$16.56
Year 10	\$72.00	-\$20.40

Additional Annual Operating Costs For Recreation Dept.

- **Electricity = \$18,000**
- **Heating Oil = \$25,300**
- **Propane = \$1,150**
- **Staffing: 2 P/T Front Desk Staff = \$32,000**
- **Cleaning Service/Maintenance Supplies = \$35,000**
- **Security Maintenance = \$2,500**
- **Internet = \$2,100**
- **Property & Liability Insurance = \$21,000**
- **Contingency = \$25,000**

Total: \$162,050

Note: Utility Costs are currently absorbed in the DPW Operating Budget. Cleaning service is for contracted staff, indoors. It does not include outdoor maintenance (lawn/snow removal, materials etc.) which would be proposed to be done by DPW.

Additional Annual Costs For Recreation Dept.

- Current Rec. Dept. 2016 Operating Budget = \$335,408
- Additional Community Center Operating Budget = \$162,050

Total Proposed Recreation Budget = \$497,458

One time equipment purchase: \$60,000

Potential Financial Offsets

- Decreased operating/maintenance costs (Lions Club/Rec. Bldg.).
- Fundraising
- Cost avoidance to repair and upgrade (ADA etc.) the Lions Club building, Recreation building.
- Possible use of renewable energy sources for heat and electricity.
- Increased revenue for Community Center rentals/events rec. dept. programs.
- Sale of Lions Club Property.
- The sale or repurpose of the existing recreation center building to commercial lease for income.
- Economic stimulus in conjunction with the Village Vision linking the community center to building a sense of community.
- Cost avoidance using portion of Lions Club land for cemetery space.
- May significantly reduce the area required for sidewalks.

Proposed Warrant Article

- **To see if the town will:**
 - **Vote to raise and appropriate the sum of \$6,491,001 for the design, engineering, construction and equipping of a Community Center and certain outdoor improvements to the surrounding grounds and contingencies to be built on a portion of land (Tax Map 66/7) acquired from the Moultonborough School District and a portion of the land located on the Town owned property (Tax Map 52/14);**
 - **And for the expenses related to the issuance of municipal bonds and notes, and to authorize the issuance of bonds or notes in an amount not to exceed \$6,491,001 said amount to be reduced by a fund raising goal of a minimum of \$649,000 by the Friends of the Moultonborough Community Center.**
 - **In accordance with the Municipal Finance Act RSA Chapter 33, to authorize the Select Board to apply for and obtain and accept any Federal, State, other such aid that may be available for said project;**
 - **And comply with all laws applicable to said project;**
 - **To authorize the Select Board to issue and negotiate such bonds or notes and to determine the rate of interest, maturity and other terms thereon;**
 - **And to authorize the Select Board to take any other action relative thereto, and further to raise and appropriate the sum of (??) Thousand Dollars (\$\$) for the payment of interest on any notes issued in anticipation of such bonds that is payable in 2016 said amount to come from the undesignated fund balance as of December 31, 2015. (2/3 ballot vote required).**

Questions?